



The minutes of the November 10, 2014 Committee of the Whole Meeting were approved with the following changes: Item 3.13, paragraph eight, should be changed from "Trustee Servi noted many things will need to be considered prior to this project coming back to the Board" to **"Trustee Servi noted based upon the student generation projections received; he did not think the number of kids entering the schools were that substantial. Trustee Servi noted the estimated number of students is not that great even if the student enrollment projections are not accurate. Trustee Servi agreed with other Board member comments that there are several items the Village Board will need to consider when this development comes back for consideration and requested a comparison of other townhome communities in the area as far as the number of 4-bedroom homes. Trustee Servi indicated..."**

2.1

**MINUTES
COMMITTEE OF THE WHOLE MEETING
Monday, November 10, 2014**

Present:

Mayor Blomberg	Trustee Brandt (Arrived at 7:08)
Trustee Feldman	Trustee Grujanac
Trustee McDonough	Trustee Servi
Trustee McAllister	Village Clerk Mastandrea
Village Treasurer Curtis	Village Attorney Simon
Village Manager Burke	Chief of Police Kinsey
Finance Director Peterson	Public Works Director Woodbury
Community & Economic Development	Village Planner Robles
Director McNellis	Economic Development Coordinator Zozulya

ROLL CALL

Mayor Blomberg called the meeting to order at 7:04 p.m. and Village Clerk Mastandrea called the Roll.

2.0 APPROVAL OF MINUTES

2.1 Acceptance of the October 20, 2014 Special Committee of the Whole Meeting Minutes

The minutes of the October 20, 2014 Special Committee of the Whole Meeting were approved as submitted.

2.2 Acceptance of the October 23, 2014 Special Committee of the Whole Meeting Minutes

The minutes of the October 23, 2014 Special Committee of the Whole Meeting were approved as submitted.

2.3 Acceptance of the October 27, 2014 Committee of the Whole Meeting Minutes.

The minutes of the October 27, 2014 Committee of the Whole Meeting were approved as submitted.

3.0 ITEMS OF GENERAL BUSINESS

3.1 Planning, Zoning and Land Use

3.11 Public Hearing and discussion of a request to amend Ordinance No. 70-30-12, which granted a Special use for a PUD for the Tri-State International Office Center and Ordinance No. 87-918-04, which granted an amendment to the existing Special Use for a PUD for Phase II of the Tri-State International Office Center, to permit construction of a new parking structure adjacent to 25/75 Tri-State International, with zoning exceptions for required front yard setback and maximum building height (Trammell Crow Company / Principal real Estate Investors).

3.12 Consideration and discussion of an Architectural Review Board recommendation regarding approval of site plan, landscape plan, building elevations, building materials and colors, and site lighting for a proposed new parking structure adjacent to 25/75 Tri-State International Office Center (Trammell Crow Company/ Principal Real Estate Investors)

Mayor Blomberg closed the Committee of the Whole Meeting and opened up a Public Hearing for the consideration of Items 3.11 and 3.12.

Community & Economic Development Director McNellis provided an update of the request to amend a Special Use for a Planned Unit Development (PUD) by Trammell Crow Company/Principal Real Estate Investors for a proposed parking structure adjacent to 25/75 Tri-State International Office Center.

Mayor Blomberg administered an oath to the individuals intending to present during the Public Hearing.

Mr. Grady Hamilton of Trammell Crow Company provided background information of what was presented at the September

Committee of the Whole meeting, introduced the team of presenters for the project and provided an update on Trammell Crow Company's current request on behalf of a potential future tenant of the Tri-State International Office Center to construct a proposed parking structure. Mr. Hamilton shared with the Village Board discussion that took place before the Architecture Review Board (ARB) and work the development team did to address comments and concerns raised by the ARB.

Trustee Feldman asked if the new tenant would make more of an impact on the traffic than Caremark, who was the last major tenant at the Tri-State office center. Mayor Blomberg noted when Caremark was the tenant; Route 22 was only a two-lane road, and it is currently a four-lane road with multiple turn lanes on each leg of the intersection serving Westminster. Trustee Feldman asked if Caremark employees used all the parking spaces when they were tenants of the business park. Mr. Hamilton confirmed occupancy was at the maximum when Caremark was the tenant, and the new tenant would be a net increase of 524 parking stalls.

Trustee Grujanac asked if the new tenant would have regular business hours. Mr. Hamilton noted the new tenant would work at regular business hours and not be open 24-hours a day.

Trustee Servi noted the traffic study recommended Riverwoods Road light be optimized and stated this was a concern since Riverwoods Road can get backed up during high traffic times. Trustee Servi encouraged caution with any discussion regarding changing timing of the signal at Riverwoods Road. Mr. Hamilton noted most of the traffic added would be travelling west from the Tollway to the site, and not impact Riverwoods Rd., which was confirmed as part of the traffic study.

Mr. Hamilton continued with his presentation regarding structure height, appearance, impervious surface and signage.

A discussion regarding the amount of office space the prospective tenant may be leasing at the Tri-State followed. Mr. Hamilton noted the prospective tenant is intending to lease the entire footage of the 25 and 75 buildings in the development, and there is a possibility the tenant may lease part or all of the 100 building. The size of the parking structure and the total number of parking spaces needed is dependent upon the amount of office space leased. Mr. Hamilton explained the petitioner requests the right to reduce the size of the structure if needed and any possible reduction in building size be incorporated into the approval

ordinance with authority to grant the reduction to be reviewed and approved administratively by staff.

Trustee Feldman asked if the lighting on the top level would be turned off at a certain time. Mr. Hamilton noted the lights would need to be left on for security purposes.

Mayor Blomberg opened up the Public Hearing to the audience.

Mr. Rob Weinberg, resident at Sutton Place was administered the oath. Mr. Weiner noted his concern was the signage and the lights on the top of the parking structure being left on all night. Mr. Weinberg also noted the intersection at Westminster was a concern and suggested this area be monitored for traffic issues. Trustee McAllister asked Mr. Weinberg what he would like to see changed with the plan. Mr. Weinberg noted he would like some of the lights on the top floor of the parking structure to be turned off at night. Mayor Blomberg noted the lighting would be looked into.

Mr. Hamilton noted the sign facing the residential development that is a concern, would not be illuminated and the lighting fixtures for the top level of the proposed parking deck would be two feet below the height of the existing building which would block much of the light spillover to the adjacent residential development. Mr. Hamilton noted the lights on the top deck of the parking structure would be cutoff fixtures that would direct the light down onto the parking deck only. Mr. Hamilton noted Trammel Crow would be more than willing to turn some of the lights off if needed; however, maintaining some illumination would be needed to ensure security of the structure.

Mayor Blomberg closed the Public Hearing and re-opened the Committee of the Whole Meeting at 7:37 p.m.

There was a consensus of the Board to place this item on the Consent Agenda for approval at the next Regular Village Board Meeting.

3.13 Continued Preliminary Evaluation of an amendment to Special Use Ordinance No. 03-1864-41, as amended, granting a PUD Ordinance for a Continuing Care Retirement Campus, and an Amendment to Annexation Agreement Ordinance No. 03-1861-38, as amended, to permit a proposed townhouse development on Lot 2 of the Sedgebrook Resubdivision (Pulte Homes)

Village Planner Robles provided an update to Board comments from the September 22, 2014 Committee of the Whole Meeting regarding the proposed amendment to permit a proposed townhome development on Lot 2 of the Sedgebrook Resubdivision from Pulte Homes.

Mr. Mark Mastrorocco, Director of Land Acquisitions at Pulte Homes, presented the concept plan for the proposed townhouse development on Lot 2 of the Sedgebrook Resubdivision. Impervious surface, open space and school impact issues were addressed in the presentation. Pulte Homes indicated they met with the School Districts and received information to better calculate the estimated school impact and number of students generated by the proposed development.

Mr. Chuck Hanlon, Planning Principal with WBK Associates, Ltd. presented the proposed site plan for the proposed townhouse development. Mr. Hanlon provided density and impervious surface comparisons to other townhomes.

Mr. Steve Hovany, President of Strategy Planning Associates provided an update to his provisions retail analysis concentrating on the school impact as a result from Board comments.

Trustee Feldman asked about the price point for the proposed townhomes; noting Beaconsfield and Rivershire are so different compared to the Pulte proposal. Mr. Mastrorocco noted there are two different product series with the larger series being priced in the \$500,000's and \$600,000's and the smaller series being priced in the \$400,000's. The series range from two to four bedrooms, and the proposed subdivision would be a gated community.

Village Attorney Simon asked who was included in the School District meetings, and if the elementary districts were asked about combining the split of the district to one district. Mr. Mastrorocco noted it was his opinion the school districts did not want to combine to include all potential students into one district. Trustee Brandt suggested Pulte further research the school and bus situation relative to Milwaukee Ave. since this is a gated community and to further pursue combining the two grade school districts. Mr. Mastrorocco stated he would continue to work with the districts to resolve these issues.

Trustee McAllister noted the school impact fees could be substantial revenue for the schools. Trustees Brandt and

Grujanac noted other costs and service demand for the schools would increase with the impact of the students and it is not likely the impact fees would cover these additional costs.

~~Trustee Servi noted many things will need to be considered prior to this project coming back to the Board.~~ **Trustee Servi noted based upon the student generation projections received; he did not think the number of kids entering the schools were that substantial. Trustee Servi noted the estimated number of students is not that great even if the student enrollment projections are not accurate. Trustee Servi agreed with other Board member comments that there are several items the Village Board will need to consider when this development comes back for consideration and requested a comparison of other townhome communities in the area as far as the number of 4-bedroom homes. Trustee Servi indicated he is willing to refer this to the Architectural Review Board.**

A brief discussion followed regarding the style of the units and number of units available for four bedrooms. Mr. Mastrococco stated Pulte would provide more data regarding the four bedroom units.

Mayor Blomberg suggested Pulte Homes continue to work on the issues with the school districts, the density of the proposed development, and the size of the roads to ensure adequate traffic flow and ease of access for emergency vehicles.

Trustee Feldman asked if the property was on a floodplain and if some of the property would be filled to address the floodplain.

Mr. Andy Heinen representing Kimley-Horn and Associates, Inc., Civil Engineer for the project and Sedgebrook noted there was floodplain on the property originally. Part of the flood plain had been filled in and compensated for with the construction of the Sedgebrook Development. Mr. Heinen noted there is no floodplain on the property currently.

It was the consensus of the Board to refer this item to the Architectural Review Board.

3.14 Consideration and discussion of a recommendation to approve a Professional Services Agreement with Teamworks Media for Lincolnshire's Branding & Marketing campaign project in an amount not to exceed \$49,655.

Economic Development Coordinator Zozulya provided a

presentation regarding the recommendation to approve a Professional Service Agreement with Teamworks Media of Lincolnshire's Branding & Marketing initiative. Economic Development Coordinator Zozulya explained the services Teamworks Media would provide the Village as part of the scope of services identified. Economic Development Coordinator Zozulya provided the goals of the new brand.

Trustee Feldman noted her concern regarding the cost. Trustee Grujanac asked if anyone had done a study of the Village to encompass all the areas where the Village's current logo would need to be replaced including the signs, shirts and everything that currently has the Lincolnshire "L". Trustee Grujanac noted she was also concerned about the cost, since the contract did not include all the items where the brand would need to be updated such as street signs, vehicles, etc. Village Manager Burke noted this was a multi-year project to engage the community and move toward the future. Village Manager Burke noted the process to be headed by Teamworks Media is to engage the community via a survey and stakeholders via in-person interviews as to what is the hope for the future of the Village. Trustee Grujanac recommended keeping the Logo and saving the cost to re-brand the Lincolnshire "L". Village Manager Burke noted the re-branding was not just about changing or updating the logo but creating an entire platform and bringing continuity to all areas of the Village's communication, marketing, and brand presence where there is currently not cohesiveness. Trustee Servi asked for an explanation of what platforms don't have continuity. Village Manager Burke noted the E-News, Business Spotlight and the Village's quarterly newsletter all contain some aspect of the Lincolnshire "L" but don't provide the same message or have the same cohesiveness in design and messaging.

Trustee Feldman stated she agrees with the idea of re-branding but didn't know if the Village needs to go to the depths of what is being proposed. Trustee Feldman recommended not changing the logo but highlighting what the Village currently has.

Trustee McAllister noted when he is asked about where he is from; the Marriott comes up in discussions and is the attraction for which Lincolnshire is most known.

Trustee Brandt noted Deerfield, Lake Forest and Wheeling have all recently re-branded. Trustee Brandt noted re-branding could help business in Lincolnshire and explained it is important to update the brand on a regular basis. Trustee Grujanac noted she

believes strategies need to be worked on to get businesses in Lincolnshire but didn't know if the costs associated with the proposed professional service agreement were based on strategy. Trustee Brandt noted this looks like a substantial amount of money, but money is currently being spent on fireworks and other areas of possibly less importance and noted her opinion was this could be money well spent in order to attract people & businesses to Lincolnshire.

Mayor Blomberg noted this item was discussed previously at two budget workshop meetings. Staff came back with exactly what the Board had previously discussed. Mayor Blomberg noted it was his opinion re-branding was not to get rid of the Lincolnshire "L" but to use it and come up with marketing ideas to make Lincolnshire known to the external market.

There was a consensus of the Board for staff to get additional information from Teamworks Media regarding the scope and value of the agreement and present it at the next Regular Village Board Meeting for discussion.

3.2 Finance and Administration

3.21 Public Comment regarding the proposed Fiscal Year 2015 Budget (Village of Lincolnshire)

Mayor Blomberg asked if anyone in attendance had any comments.

Village Manager Burke noted this item would be on the November 24, 2014 Committee of the Whole meeting with adjustments made as a result of the Budget Workshop meetings.

3.22 Official Announcement of Estimated Amount to be Raised by Ad Valorem Taxes for the 2014 Tax Levy for Fiscal Year 2015 (Village of Lincolnshire)

Finance Director Peterson provided an overview of the state statute and made the official announcement of the estimated amount to be raised by Ad Valorem Taxes for the 2014 Tax Levy for Fiscal Year 2015.

3.23 Report Regarding Planned Changes to Utility Billing Processes/Procedures (Village of Lincolnshire)

Finance Director Peterson reported on the planned changes to utility billing processes/procedures.

- 3.3 Public Works
- 3.4 Public Safety
- 3.5 Parks and Recreation
- 3.6 Judiciary and Personnel

4.0 UNFINISHED BUSINESS

Trustee Brandt asked if there was money in the budget for grasses and plantings for the medians located closest to the toll road entrance and the area west of Milwaukee; where IDOT planted trees. Village Manager Burke noted this money is included in the proposed 2015 Budget. A brief discussion regarding the plantings IDOT recently installed in the median and along the right-of-way of Route 22 followed. Staff has reached out to IDOT regarding some concern with failures in the materials and will review this again.

5.0 NEW BUSINESS

Trustee Brandt noted her concern that there is not always a crossing guard at the crosswalk at Daniel Wright School on Riverwoods Road. Trustee Brandt asked what the Village could do to help the situation since traffic does not always slow down. Village Manager Burke noted staff would look into the concern to see what options the Village has to help the situation. A brief discussion followed regarding options the county might possibly allow since Riverwoods is a county road.

Trustee McAllister noted the Veterans Day Holiday and thanked all Veterans for their service.

6.0 EXECUTIVE SESSION

7.0 ADJOURNMENT

Trustee Brandt moved and Trustee McAllister seconded the motion to adjourn. Upon a voice vote, the motion was approved unanimously and Mayor Blomberg declared the meeting adjourned at 9:04 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk